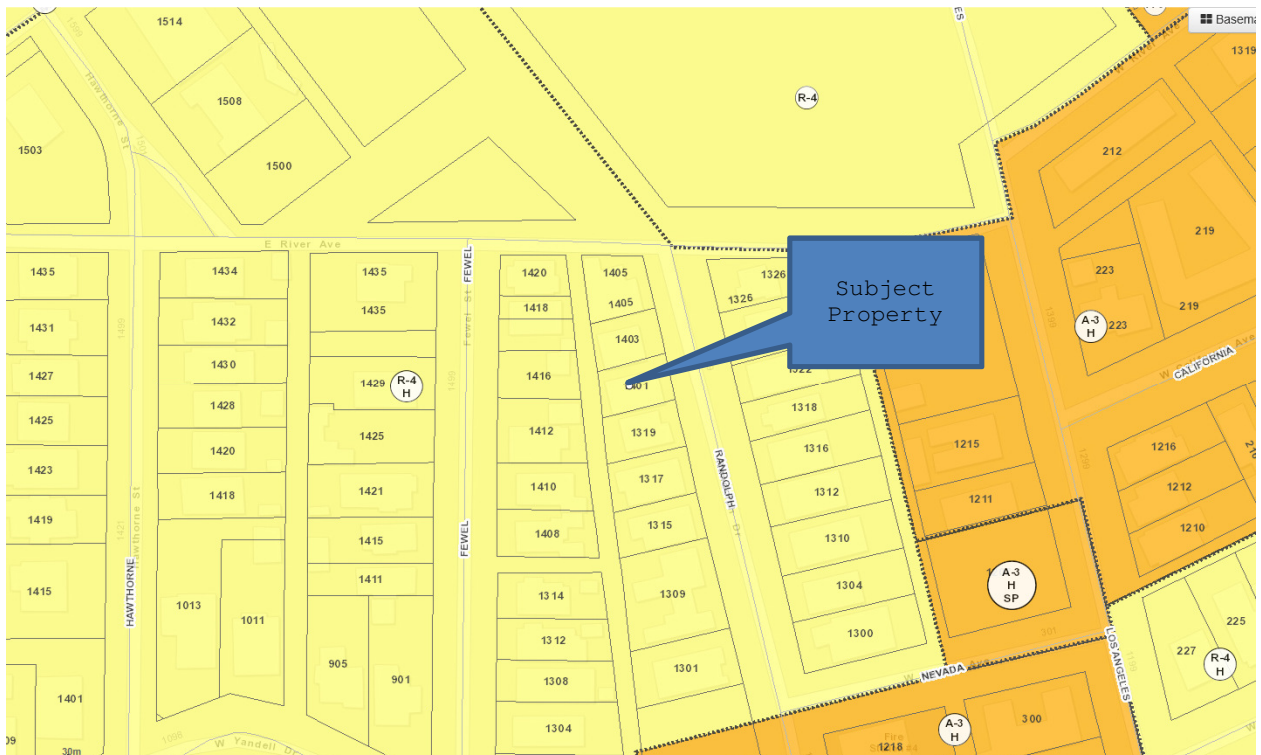




**PHDM16-00002**

**Date:** July 25, 2016  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Kahlo 1 LLC  
**Representative:** Raymundo Ramos  
**Legal Description:** 17 Sunset Heights 20 & N 15 Ft Of 19 & S 5 Ft Of 21, City of El Paso, El Paso County, Texas  
**Historic District:** Sunset Heights  
**Location:** 1401 Randolph Drive  
**Representative District:** #8  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1906  
**Historic Status:** Contributing  
**Request:** Certificate of Demolition for the demolition of a rear yard structure after-the-fact  
**Application Filed:** 7/11/2016  
**45 Day Expiration:** 8/25/2016

**ITEM #6**



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Demolition for the demolition of a rear yard structure after-the-fact

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends DENIAL of the proposed scope of work based on the following recommendations:

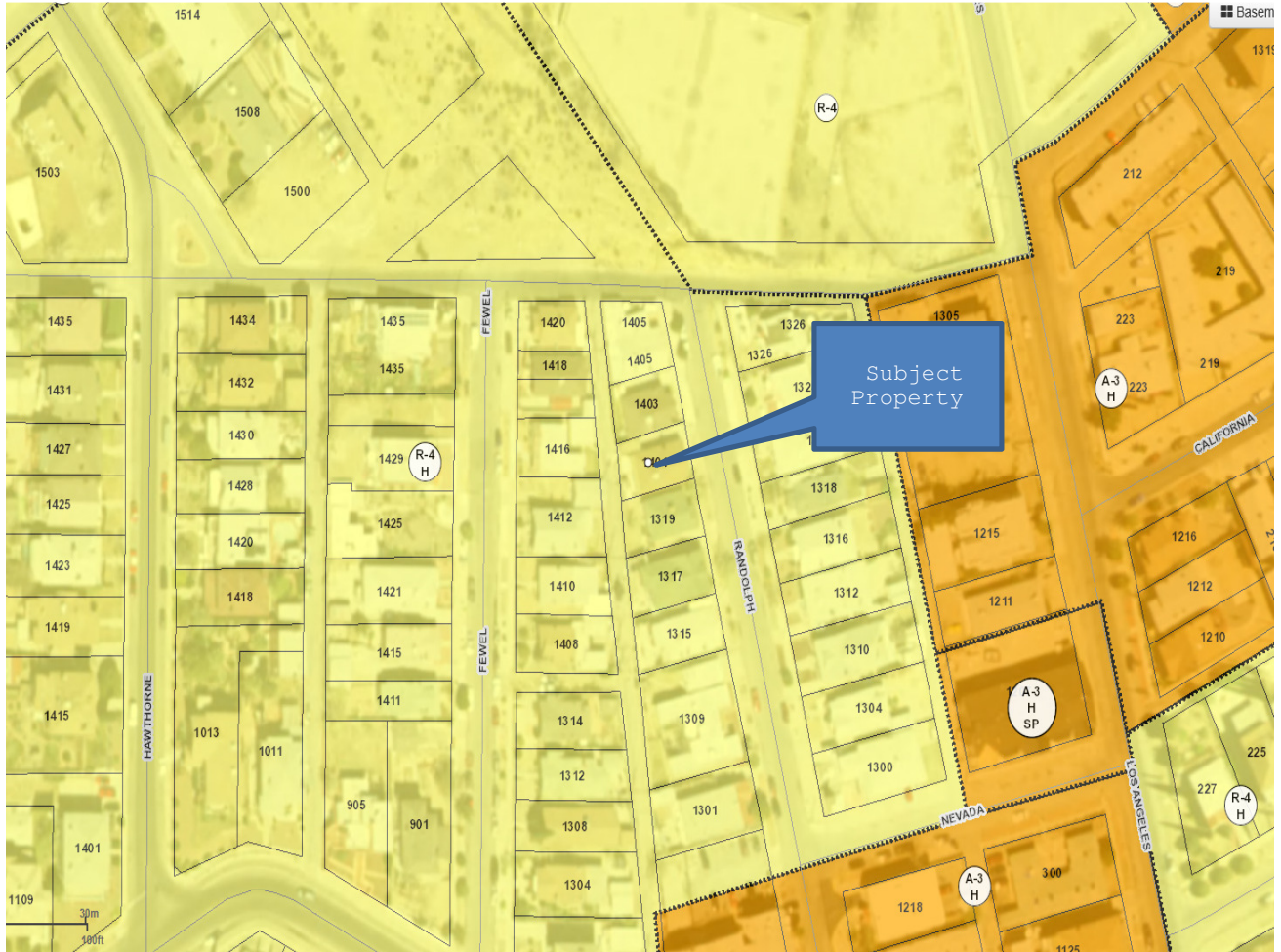
The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- Secondary buildings are structures which are detached from the primary structure. They were traditionally used as garages, stables, kitchens, caretaker cottages and privies. These structures were usually built at the same time and therefore are very important to the architectural character of the property.
- It is not appropriate to introduce prefabricated metal accessory structures in the historic districts.
- Once a property is demolished it is gone forever and can never be replaced. It is rarely appropriate to demolish a historic structure unless it has suffered severe and irreparable damage.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- When the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.



## AERIAL MAP



# SITE PLAN



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<b>CERTIFICATION</b>	JOB # 233047 DATE: 10-24-03 FIELD: RF OFFICE: EA FILE: NET:ENRIQUE\2003\233047
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.	LOCATED IN ZONE c PANEL # 480214-0033-B DATED 10-15-82
	RECORDED IN VOLUME 10 PAGE 47 , PLAT RECORDS, EL PASO COUNTY, TX
CARLOS M. JIMENEZ R.P.L.S. No. 3950	1401 RANDOLPH STREET THE NORTH 15 FEET OF LOT 19, ALL OF LOT 20 AND THE SOUTH 5 FEET OF LOT 21, BLOCK 17 SECOND REVISED MAP OF SUNSET HEIGHTS CITY OF EL PASO, EL PASO COUNTY, TEXAS  <b>CONSULTING COMPANY</b> 1790 LEE TREVINO DRIVE, SUITE 309 EL PASO, TEXAS 79936 (915) 633-6422



## PHOTOGRAPHS

